056.0	0002	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	611,100 / 611,100
					USE VALUE:	611,100 / 611,100
					ASSESSED:	611,100 / 611,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		LAUREL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TSAFOULIAS NICHOLAS P &
Owner 2:	TSAFOULIAS MARTHA S
Owner 3:	
Street 1:	22 LAUREL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,458 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FAM	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3458.000	239,000	5,500	366,600	611,100
Total Card	0.079	239,000	5,500	366,600	611,100
Total Parcel	0.079	239,000	5,500	366,600	611,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.69 | /Parcel: 454.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 37347
GIS Ref:
GIS Ref:
Insp Date: 11/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 056.0-0002-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	239,000	5500	3,458.	366,600	611,100	611,100	Year End Roll	12/18/2019
2019	101	FV	198,700	4600	3,458.	366,600	569,900	569,900	Year End Roll	1/3/2019
2018	101	FV	198,700	4600	3,458.	246,200	449,500	449,500	Year End Roll	12/20/2017
2017	101	FV	198,700	4600	3,458.	235,700	439,000	439,000	Year End Roll	1/3/2017
2016	101	FV	198,700	4600	3,458.	214,700	418,000	418,000	Year End	1/4/2016
2015	101	FV	187,500	4600	3,458.	172,800	364,900	364,900	Year End Roll	12/11/2014
2014	101	FV	187,500	4600	3,458.	154,500	346,600	346,600	Year End Roll	12/16/2013
2013	101	FV	187,500	4600	3,458.	146,600	338,700	338,700		12/13/2012

!4631!

PRINT

Date	Time
12/10/20	19:37:49

LAST REV

Date	Time
04/29/19	10:23:22

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4631

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13282-18		9/1/1977		40,000	No	No		Y

USER DEFINED

Prior Id # 1:	37347
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2017	813	Re-Roof	11,375	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
2/9/2009	Meas/Inspect	189	PATRIOT
2/1/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
1/6/2000	Measured	263	PATRIOT
7/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3458		Sq. Ft.	Site		0	70.	1.51	11									366,619						366,600	

Total AC/HA: 0.07938 | Total SF/SM: 3458 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 366,619 | Spl Credit | Total: 366,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	175.465
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346320
Depreciation:	107359
Depreciated Total:	238961

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 4				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

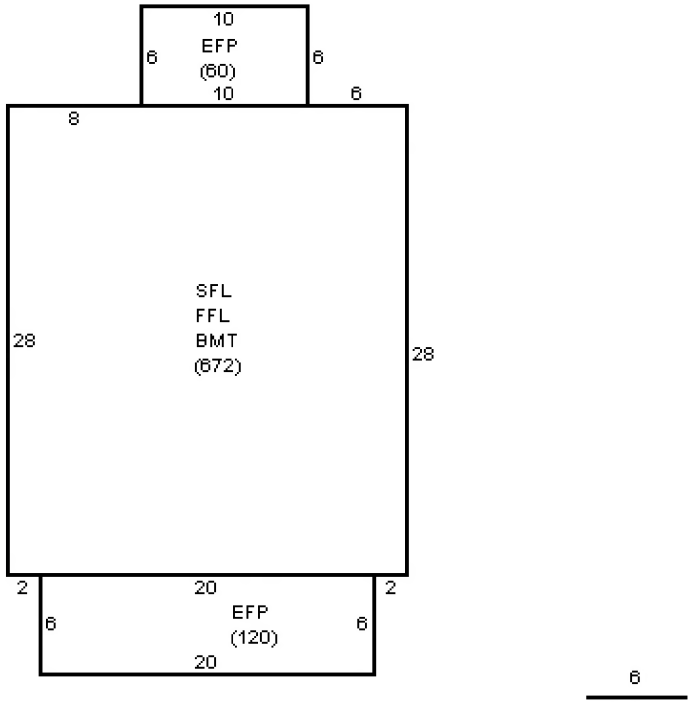
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.46
Special Features:	0	Val/Su Net:	108.83
Final Total:	239000	Val/Su SzAd	177.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	52.640	35,374
FFL	First Floor	672	175.460	117,912
SFL	Second Floor	672	175.460	117,912
EFP	Enclos Porch	180	42.340	7,621
	Net Sketched Area:	2,196	Total:	278,819
Size Ad	1344	Gross Are	2196	FinArea 1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

056.0-0002-0022.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	A	AV	1921	22.31	T	40	101			4,600			4,600
19	Patio	D	Y	1	15X20	A	AV	2000	3.50	T	15.2	101			900			900

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500